

Part 3 Development Regulations

20.30.200 Development Standards

All development in the Residential Zoning Districts shall conform to the development regulations set forth below in Table 20-60.

Table 20-60 Residential Zoning Districts Development Standards								
Regulations	Zoning District							
	R-1-8	R-1-5	R-1-2	R-1-1	R-1-RR	R-2	R-M	R-MH
Minimum Lot Area (square feet or acreage)	5,445	8,000	20,000	43,560	5 acres	5,445	6,000	6,000
Minimum Lot Area per living unit (square feet)							1,750	
Minimum Setback (feet)								
Front	25	25	30	30	50	20	15	15
Side, Interior	5	5	15	20	20	5	5	5
Side, Corner	12.5	12.5	15	20	30	10	7.5	7.5
Rear, Interior	20	20	25	25	30	25	25	25
Rear, Corner	20	20	25	25	30	25	15	15
Minimum Driveway Length (feet)	23	23	23	23	23			
Maximum Height (feet)	35	35	35	35	35	35	45	45
Maximum Number of stories	2.5	2.5	2.5	2.5	2.5	2.5	3	3
Parking	See Chapter 20.90							

20.30.210 Setback Determination

A. Corner Lot

If a lot exceeds the defined dimensions of a corner lot it cannot be considered a corner lot and hence is deemed to have two front property lines abutting the street sides, and a single rear property line and one (or more) side property line(s). The Director of Planning will make the final determination of where the front, side and rear property lines are of a lot where there is some question.

Part 3 Development Regulations

20.40.200 Development Standards.

All development in the Commercial Zoning Districts shall conform to the development regulations set forth below in Table 20-100.

Table 20-100 Commercial Zoning Districts Development Standards				
Regulations	Zoning District			
	CO	CP	CN	CG
Minimum Lot Area (square feet or acreage)	6,000	6,000	6,000	1 acre (none if lot is located in a shopping center with shared access and shared parking among the lots)
Minimum Setback (feet)				
Front	15	no minimum, 10 feet maximum	15	25
Side, Interior	5	none	none	none
Side, Corner	12.5	none	12.5	12.5
Rear, Interior	25	25	none	none
Rear, Corner	25	25	none	none
Maximum Height (feet)	35	50	50	65
Maximum Number of stories	3	4	4	8
Maximum Individual Occupant Square Footage (square feet) ^[see Note 1]		2,500/Personal service shop 5,000/Eating, drinking or entertainment establishment 15,000/all other uses ^[see Note 1]		
Parking	See Chapter 20.90			

Notes Applicable to Commercial Development Standards:

In the CP Commercial Pedestrian District, lots located wholly within the West San Carlos Street Neighborhood Business District, as indicated on the General Plan Land Use Diagram, shall not be subject to the maximum individual occupant square footage requirements set forth in this Section.